



King County

King County Comprehensive Plan Juanita Firs Subarea Plan

**Executive Recommended
Department of Development and Environmental Services
February 20, 2007**

Summary

This subarea plan is evaluating whether or not to make a minor expansion of the Juanita Firs community business center. The specific proposal under review by King County staff is to amend the land use designation of tax lot number 1242300011, located at 13647 Juanita-Woodinville Way NE, from Urban Residential- High Density to Community Business. Also, the existing zoning of R-18 (18 residential units per acre) is proposed to be changed to CB –P, Community Business with P-suffix development conditions.

The subject property is developed with one single family home. The existing home will be removed as part of the proposal. The proponent intends to use the 10,500 square foot site to expand the shopping center by approximately 2,800 square feet of service and/or retail space.

The use would be generally consistent in character and appearance with the existing shopping center. This use would be oriented on the site to improve visibility, traffic safety and access to the overall center. The proponent has not yet developed specific plans for these improvements.

Applicable King County Comprehensive Plan Text and Policies:

Community business centers are primarily retail developments designed to serve a nearby market area of 15,000 to 40,000 people. Community business centers should be sited so they do not adversely affect other centers and are easily accessible by automobile or public transportation. Community business centers should be designed to be compatible with adjacent residential uses, and should promote pedestrian and bicycle access.

U-157 Community business centers in the urban areas should provide primarily shopping and personal services for nearby residents. Offices and multifamily housing are also encouraged. Industrial and heavy commercial uses should be excluded.

Community business centers should include the following mix of uses:

- a. Retail stores and services;
- b. Professional offices;

- c. Community and human services; and
- d. Multifamily housing as part of a mixed-use development, with residential densities of 12 to 48 units per acre when well served by transit.

U-158 Designated community business centers are shown on the Comprehensive Plan Land Use Map. Expansion of existing or designation of new community business centers shall be permitted only through a subarea planning process. Redevelopment of existing community business centers is encouraged.

U-159 Within community business centers, the following zoning is appropriate: Neighborhood Business, Community Business and Office.

U-119 Land zoned for multifamily uses should be converted to nonresidential zone categories only after new multifamily sites are identified and rezoned to replace the multifamily housing capacity lost due to the conversion.

Public Process:

Consistent with the King County code, all property owners within a 500 foot radius of the subject property – about 40 property owners – were notified of this area zoning study. The City of Kirkland was also notified. A public open house was held at DDES on January 24, 2007. One interested citizen attended this open house.

Analysis and Conclusions:

The existing Juanita Firs community business center is adjacent to an apartment complex which has been developed consistent with the King County land use designation and zoning that allows residential development at a density of 18 units per acre.

There are several small parcels adjacent to the east margin of the Juanita Firs shopping center that are also designated for residential development at 18 units per acre and are currently developed with single family residences.

Properties to the east, across Juanita-Woodinville Way NE, are developed with single family residences on an 8 lot cul-de-sac as part of a larger single-family neighborhood.

The apartment complex and the parcels adjacent to Juanita Firs shopping center that are developed with single family residences and designated for apartment development are not considered part of the designated community business center.

The purpose of this study is to evaluate whether or not one or more of the adjacent parcels designated for multifamily residential development but currently developed with single family residences should be added to the community business center.

Applicable King County Comprehensive Plan policies do not specify a maximum size for community business centers, so these policies do not provide clear guidance to evaluate a proposal to add a single parcel that is .24 acres in size to an existing center.

One issue to consider is the loss of residential development capacity mentioned in policy U-119 above. CB zoning allows mixed use development at a base density of 18 units per acre. Mixed use development is a combination of commercial development and residential development in the same structure or on the same property as part of an integrated development project. The base density for mixed use development is 18 units per acre, the same as the base density in the R-18 zone, so theoretically there is no net loss of capacity if the subject property is redesignated from Urban Residential High Density with R-18 zoning to Community Business.

However, mixed use development is not being proposed and is not anticipated on the subject property. The resulting loss of residential capacity – 4 units on a .24 acre site - should the subject property be redesignated as described above is not significant and would not affect King County's ability to achieve its housing target.

It does not appear that there will be significant impacts to the residential community to the north in the multifamily residential development, or the single family residential neighborhood across Juanita-Woodinville Way NE if the .24 expansion of the existing shopping center is allowed.

The Juanita Firs community business center is within the potential annexation area of the City of Kirkland. There has been informal discussion with Kirkland planning staff about this proposal. No concerns with this minor adjustment to the size of the business center were expressed. The City of Kirkland has been sent a copy of this public review draft and has additional opportunity to provide comments.

Recommendation for tax lot number 1242300011:

Amend the King County Comprehensive Plan land use map from Urban Residential, High Density to Community Business.

Amend the King County zoning atlas from R-18 to CB-P.

The P-Suffix attached to the CB zoning indicates there are development conditions assigned to the subject property which must be met prior to the issuance of building permits. The P-Suffix conditions recommended for this property are identical to the conditions that have been in effect for the Juanita Firs business center since 1997 when it was referred to as the North Juanita community business center:

Post-Conversion Condition: NS-P5 (Ordinance 12824 Effective Date August 18, 1997)

Commercial Use Limitations - North Juanita Community Business Center (Source: Northshore Community Plan Update and Area Zoning, p. 271)

The following uses are not permitted for all properties shown on the map:

- _Hospitals
- _Hotels
- _Self-service storage facilities
- _Billboards
- _Height limited to 35 feet